

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S Stella Drive, 127.04' SE
of the c/l Ingleside Avenue
(1241 Stella Drive)
1st Election District
1st Councilmanic District

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 98-402-A

Jennifer Lynn Combs and
James Edward Pfeiffer - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Jennifer Lynn Combs and James Edward Pfeiffer. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORDER RECEIVED FOR FILING

Date

By


5/21/98

[Signature]

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of May, 1998 that the Petition for Administrative Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (shed) to be located in the side yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 5/29/98

By bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

May 20, 1998

Ms. Jennifer L. Combs and
Mr. James E. Pfeiffer
1241 Stella Drive
Baltimore, Md. 21207

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/S Stella Drive, 127.04' SE of the c/l Ingleside Avenue
(1241 Stella Drive)
1st Election District - 1st Councilmanic District
Jennifer Lynn Combs and James Edward Pfeiffer - Petitioners
Case No. 98-402-A

Dear Ms. Combs & Mr. Pfeiffer:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓
File

Code Enforcement Division, DPDM



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1241 Stella Drive
which is presently zoned DR 10.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 To Allow an Accessory

Structure to be located in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Landscape of yard was designed around the shed being on the side of the house, where it has always been.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: 402

98-402-A

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1241 Stella Drive
address
Baltimore MD 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

We did not know that we needed a permit to replace a shed that already existed as shown on location survey dated 01-23-90. The shed that was being replaced was rotting and becoming a hazard. We began landscaping our yard four years ago designing around where the shed already was, on the side of our house. We were unaware that this was in violation of any codes or we certainly would have taken the necessary steps to obtain approval for the shed to stay on the side of our house prior to replacement of the shed or designing our landscape around it. Now that we are aware of the code violation we are trying to obtain approval to keep the shed on the side of our house. In addition, the shed does not pose any visual difficulty or interfere in any way with a road or alley near our house.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jennifer L. Combs
(signature)
JENNIFER L. COMBS
(type or print name)



James Edward Pfeiffer
(signature)
James Edward Pfeiffer
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of April, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jennifer L. Combs

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/23/98
date

Sandra A. Zitzer
NOTARY PUBLIC

My Commission Expires:
Sandra A. Zitzer, Notary Public
Baltimore County
State of Maryland
My Commission Expires June 1, 2000

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1241 Stella Drive
address
Baltimore MD 21207
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

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That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Jennifer L. Combs
(signature)
JENNIFER L. COMBS
(type or print name)



James Edward Pfeiffer
(signature)
James Edward Pfeiffer
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of April, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jennifer L. Combs

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/23/98
date

Sandra A. Zitzer
NOTARY PUBLIC

My Commission Expires:

Sandra A. Zitzer, Notary Public
Baltimore County
State of Maryland

My Commission Expires June 1, 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1241 Stella Drive

which is presently zoned CR 10.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 to allow an accessory structure to be located in the side yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Landscape of yard was designed around the shed being on the side of the house, where it has always been.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

(We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: _____ DATE: _____

ESTIMATED POSTING DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #:

402

98-402-A

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 1241 Stella Drive

Beginning at a point the Southwest side of Stella Drive
(north, south, east, west) (front street)

which is 60' wide at the distance of
(number of feet of right of way width)

127.04' Southeast of the centerline of the
(number of feet) (north, south, east, west)

nearest improved intersecting street Ingleside Ave which is
(name of street)

? wide. Being lot # 1,
(number of feet of right of way width)

Block A, Section # 1 in the subdivision of Ingleside Park

as recorded in Baltimore County Plat Book # 62B-20, Folio # 64,

containing 4212.000 sq ft . Also known as 1241 Stella Drive
(square feet or acres)

and located in the 01 Election District, 1 Councilmanic District.

98-402-A

402

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 053704

DATE 24 Apr 98 ACCOUNT R-001-6150
CASH
402 AMOUNT \$ 50.00

RECEIVED FROM: Conbs

FOR: 1241 Stella Dr
Admin

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
4/24/1998 4/24/1998 09:34:07
RE: 0001 CASHIER CLIM CML. DRAWER 1
5 MISCELLANEOUS CASH RECEIPT
Receipt # 047010 DET 1
CR NO. 053704

50.00 CASH
Baltimore County, Maryland

98-402-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 98-402-A

Petitioner/Developer: _____

JENNIFER L. COMBS

Date of Hearing/Closing: MAY 18, 1998

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

1241 STELLA DRIVE.

The sign(s) were posted on MAY 1, 1998
(Month, Day, Year)

Sincerely,

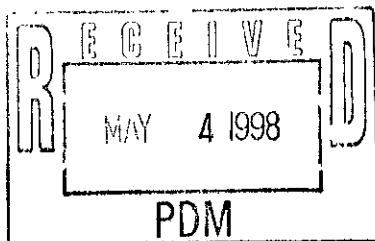
Garland E. Moore
(Signature of Sign Poster and Date)

GARLAND E. MOORE
(Printed Name)

3225 RYERSON CIRCLE
(Address)

BALTIMORE, MD. 21227
(City, State, Zip Code)

(410) 242-4263
(Telephone Number)



(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 402 -A Address 1241 Stella Dr

Posting Date: 3 May 98 Closing Date: 18 May 98

Wording for Sign: ^{VARIANCE} ~~To Permit~~ an accessory structure
in the side yard in lieu of the required
rear yard

WCR - 12/11/97



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 98-402-A
VARIANCE TO PERMIT AN
ACCESSORY STRUCTURE
IN THE SIDE YARD IN
LIEU OF THE REQUIRED
REAR YARD

PUBLIC HEARING ?

PURSUANT TO SECTION 25-127(b)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 p.m. ON MAY 18, 1998.

ADDITIONAL INFORMATION IS AVAILABLE AT
PLANNING AND ZONING DEPARTMENT

301 W. GREENWICH AVE. TEL. 867-3391

RECEIVED BY THE PLANNING AND ZONING DEPARTMENT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 402 -A

Address 1241 Stella Dr

Contact Person: Kate Minton

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 24 Apr 98

Posting Date: 3 May 98

Closing Date: 18 May 98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 402 -A

Address 1241 Stella Dr

Posting Date: 3 May 98

Closing Date: 18 May 98

Wording for Sign: VARIANCE
To Permit an accessory structure
in the side yard in lieu of the required
rear yard



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Ave.
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 402

Petitioner: JENNIFER L. COMBS

Location: 1241 Stella Drive Baltimore, MD 21207

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JENNIFER COMBS

ADDRESS: 1241 Stella Drive

Baltimore, MD 21207

PHONE NUMBER: 410-298-1043 work: 410-525-1515

AJ:ggs

(Revised 09/24/96)

98-402-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 20, 1998

Ms. Jennifer Combs & Mr. James Pfeiffer
1241 Stella Drive
Baltimore, MD 21207

RE: Item Number: 402
Case Number: 98-402-A
Petitioner: Jennifer Combs, et al

Dear Ms. Combs & Mr. Pfeiffer:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 23, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwen Stephens in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR:rye

Enclosures



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: _____

FROM: R. Bruce Seeley *RBS/epj*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: *May 21, 92*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 396 401
397 402
398 403
400

RBS:sp

BRUCE2/DEPRM/TXTS8P



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 57.1.94
Item No. 402 CAM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: May 5, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

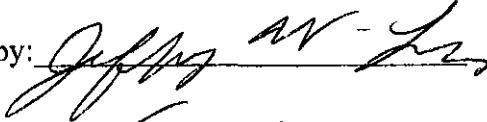
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 389, 397, 400 and 402

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

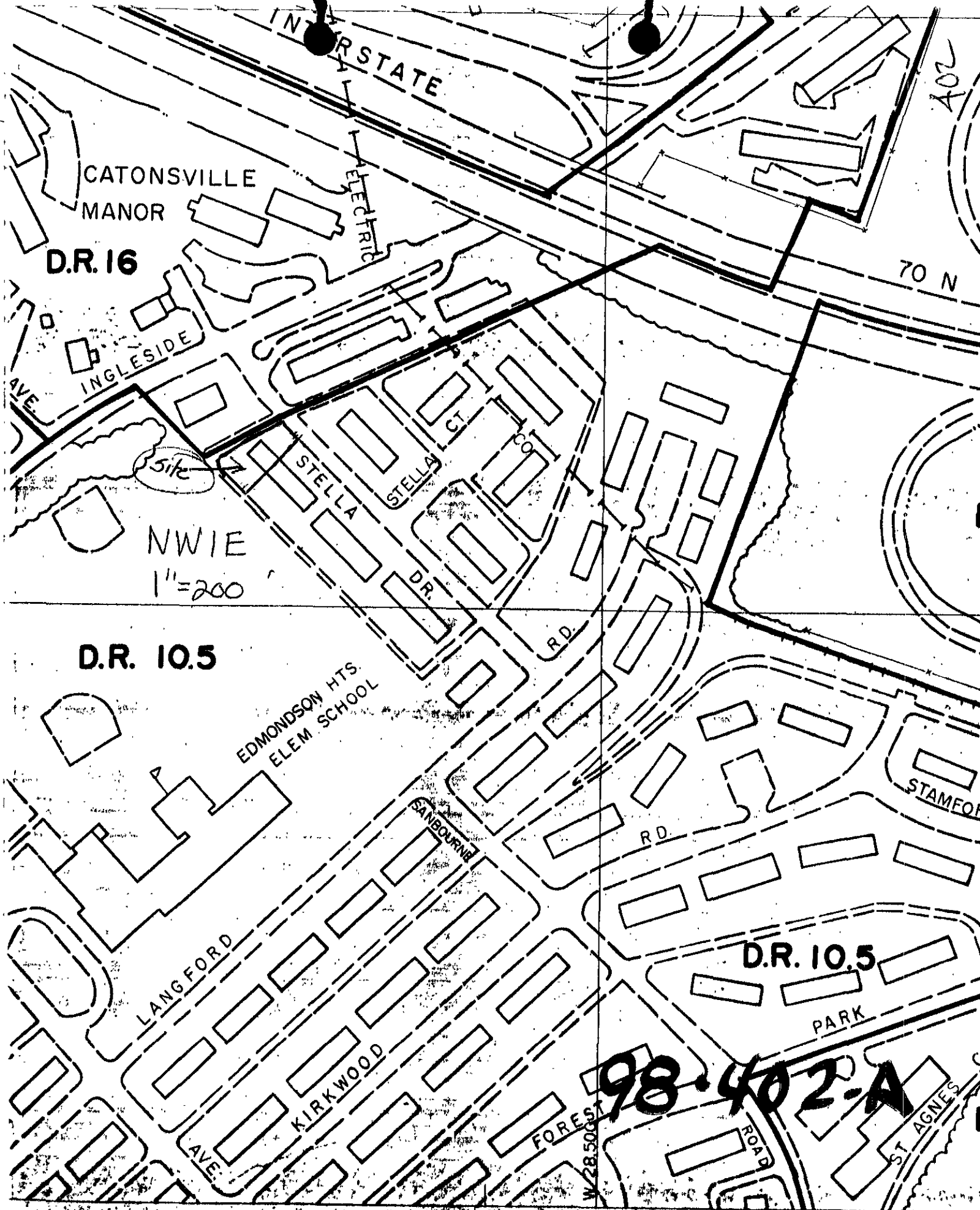
Prepared by:



Division Chief:



AFK/JL



YARD when purchased
See old shed location

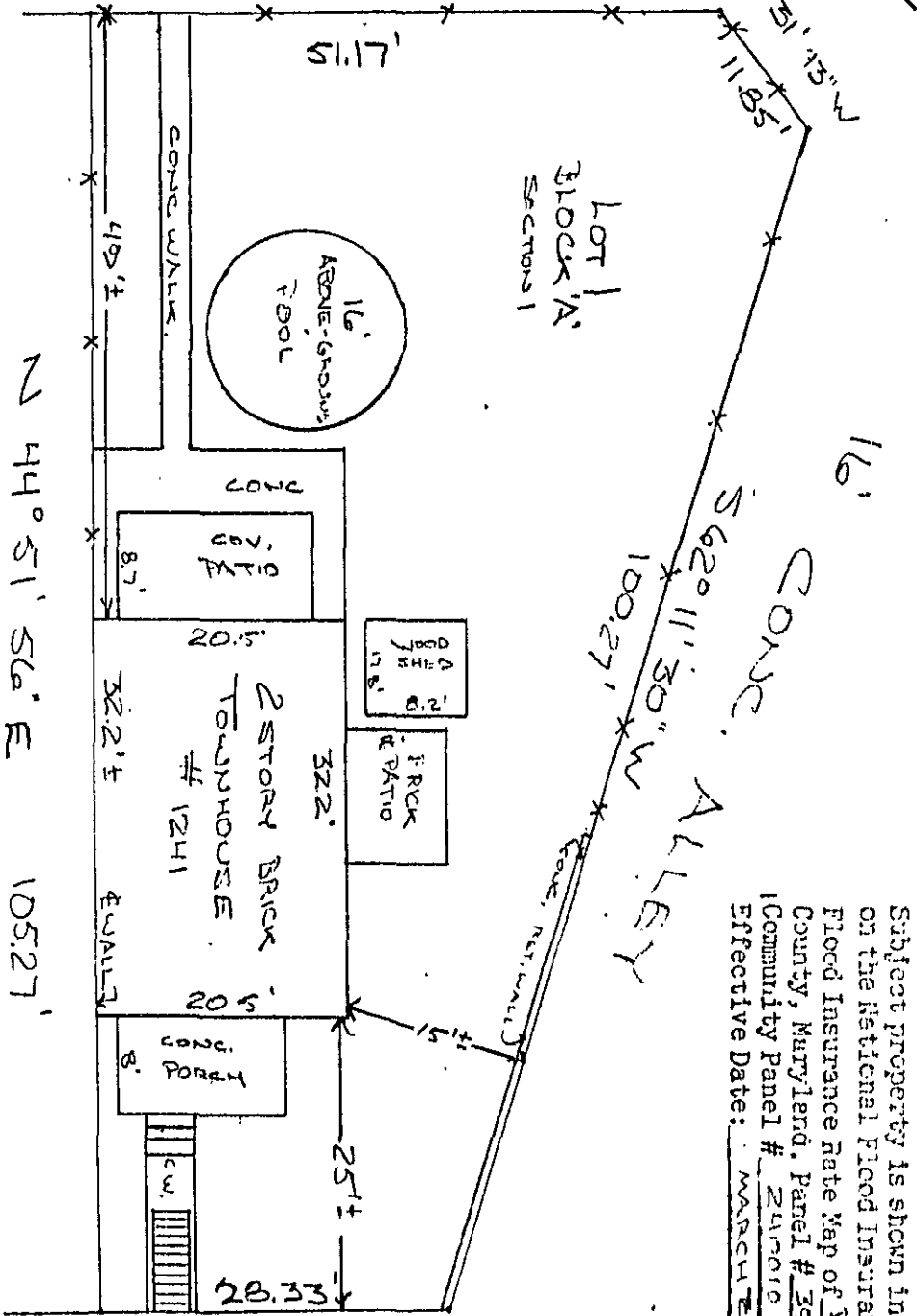
16' CONC. ALLEY

S 45° 08' 04" E

S 08° 31' 13" W

LOT 2

LOT 1
BLOCK 'A'
SECTION 1



Subject property is shown in Zone
on the National Flood Insurance Program
Flood Insurance Rate Map of Baltimore
County, Maryland. Panel # 3906-575
Community Panel # 24010-0220-1
Effective Date: MARCH 1, 1981

This is to certify that I have surveyed the property known as LOT 1, BLOCK 'A', SECTION 1, PLAT OF "INDIGESIDE PARK" sheet - of - recorded in PLAT 20, folio 64 among the Land Records of Baltimore County, Maryland for the purpose of locating the improvements thereon.

THIS PLAT SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.



J. Carl Hudgins PLS#96

LOCATION SURVEY

1241 STELLA DRIVE
BALTIMORE COUNTY, MD.

NT ASSOCIATES, INC.

16205 Old Frederick Road
Mt. Airy, Maryland 21771

Phone 442-2031

Scale 1" = 15'

Date 1/23/90

Field By BA

Drawn By LP

Drawing # 3405CAT

98-402-A

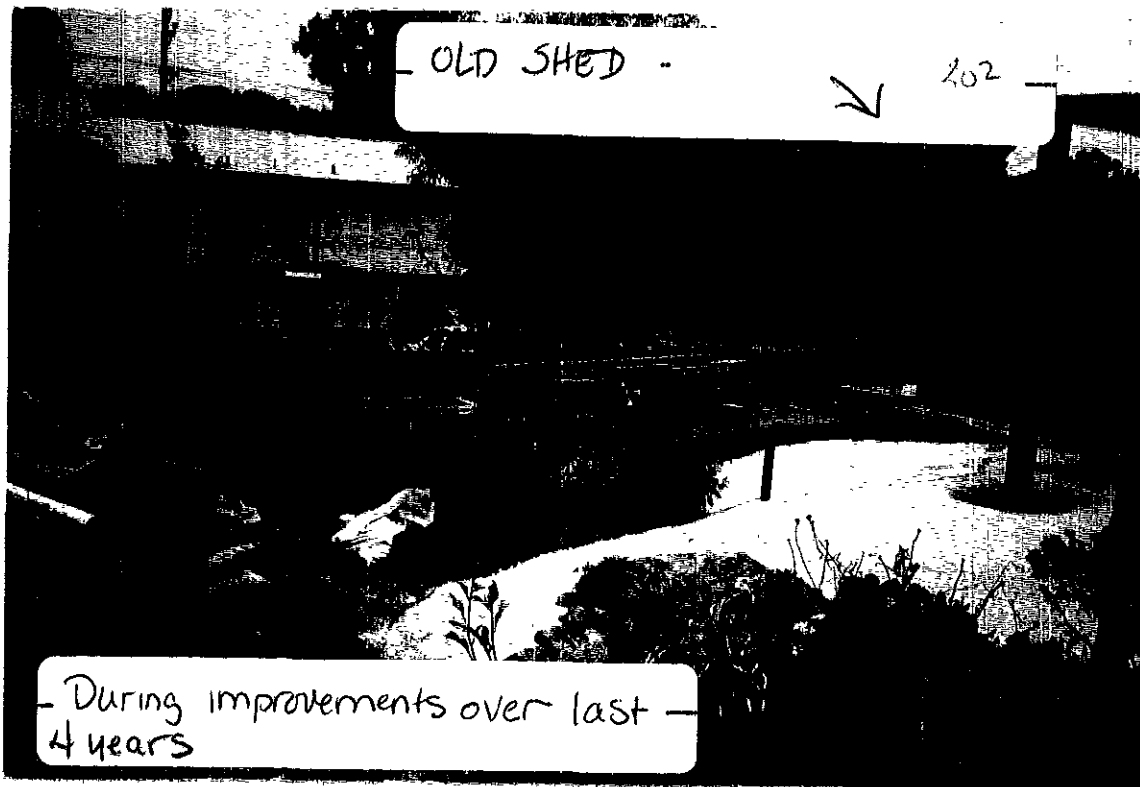
402



98-402-A



98-402-A



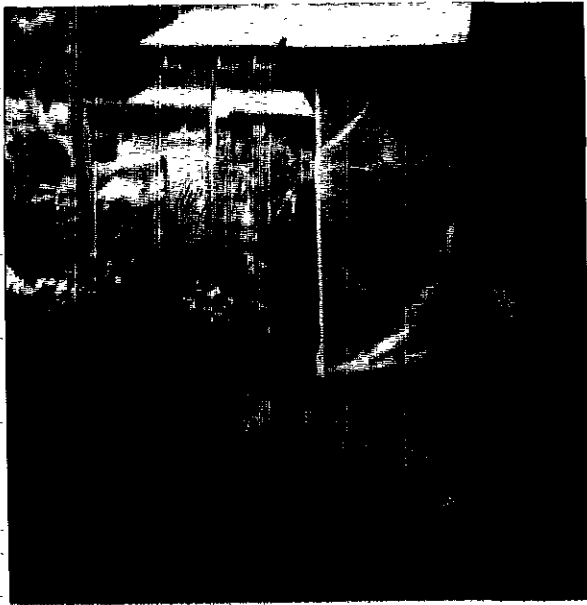
OLD SHED -

202

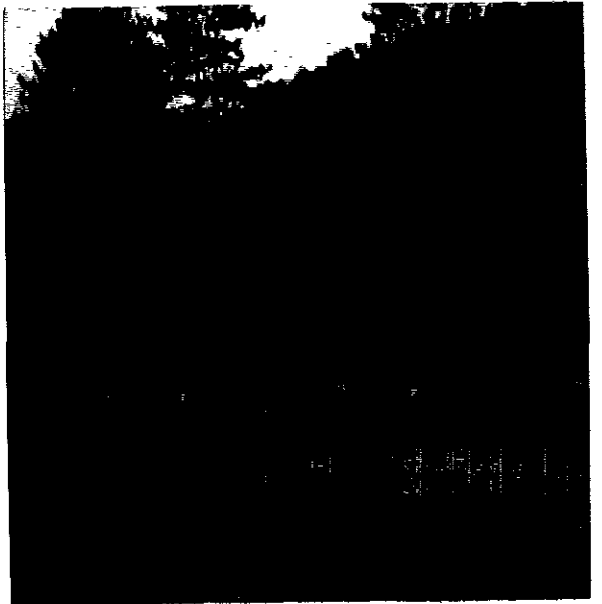
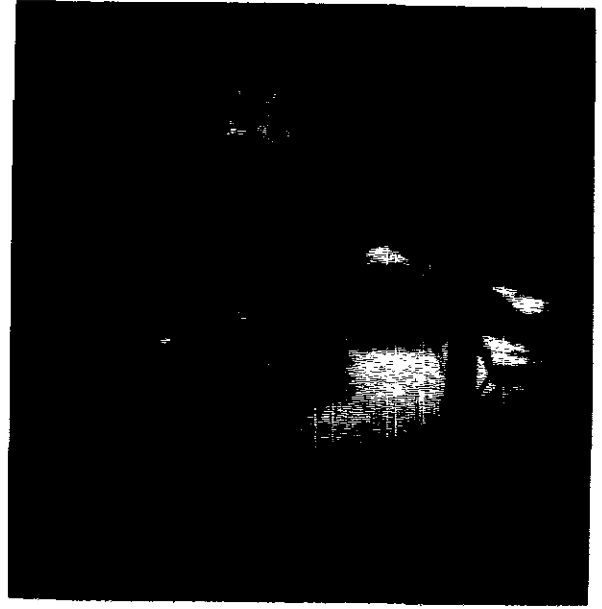
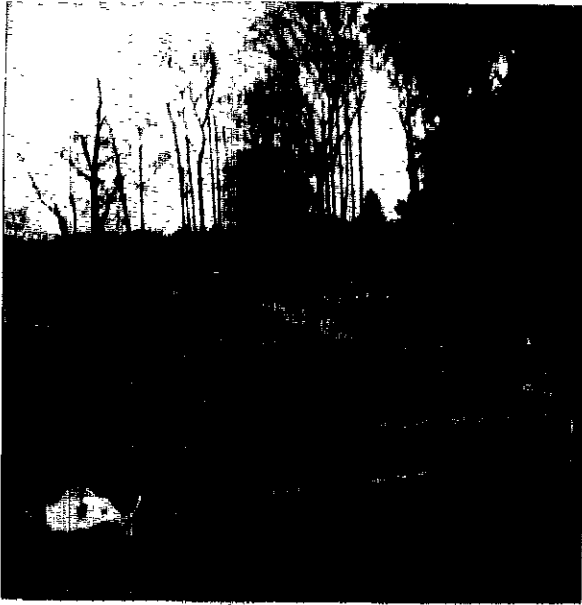
- During improvements over last
4 years

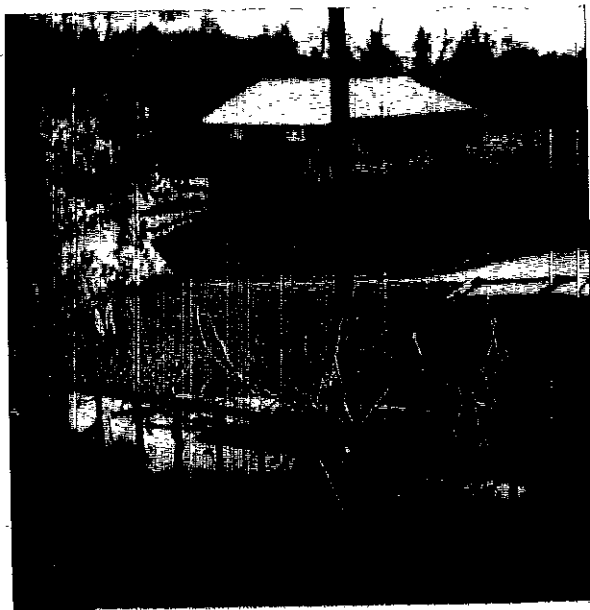
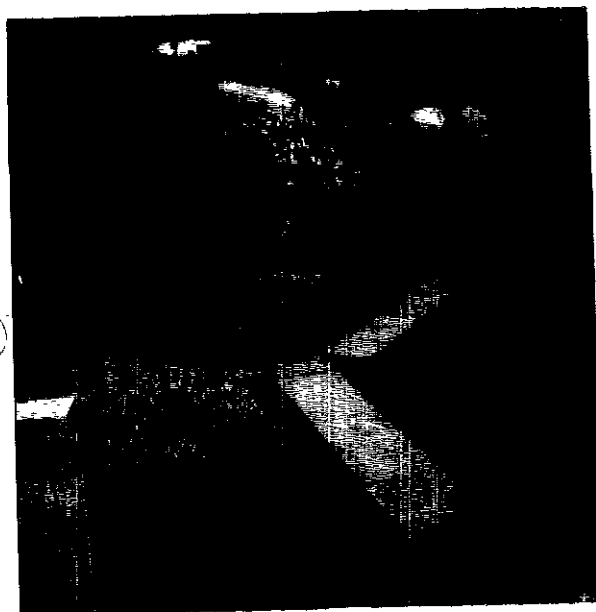
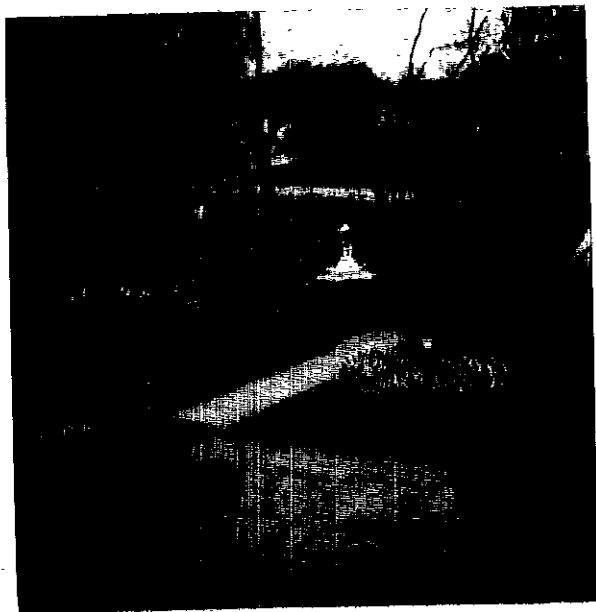


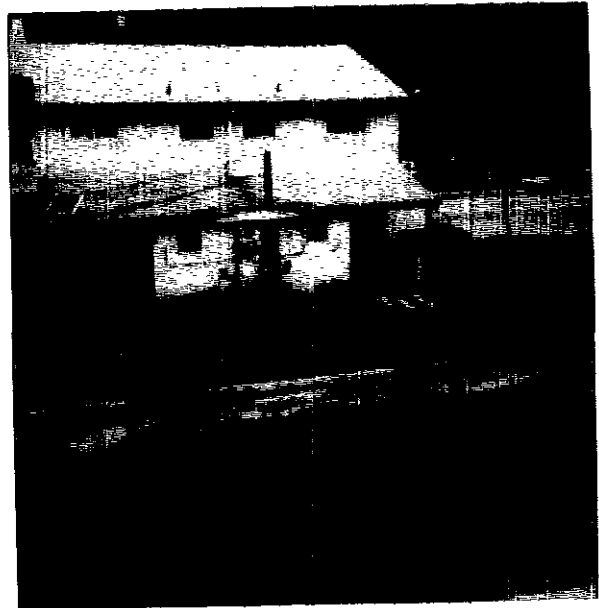
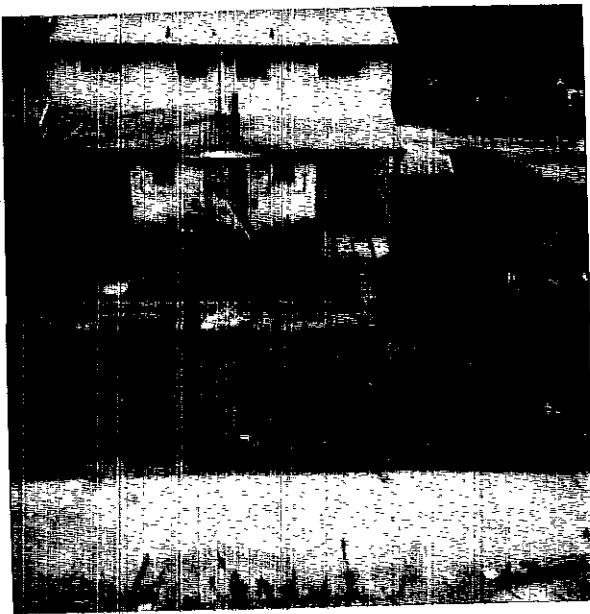
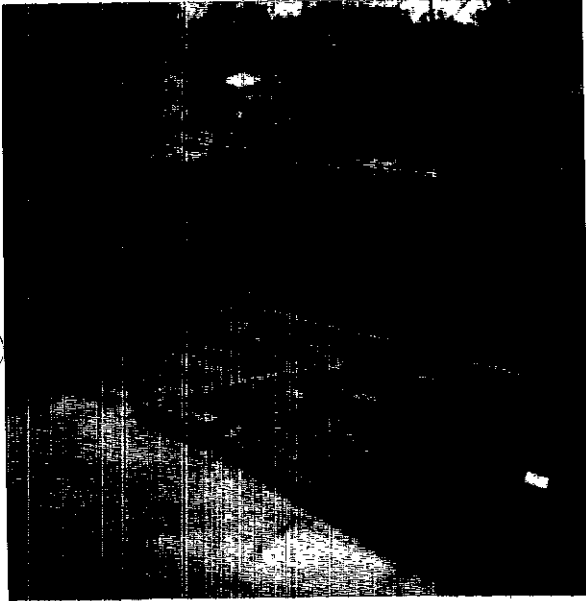
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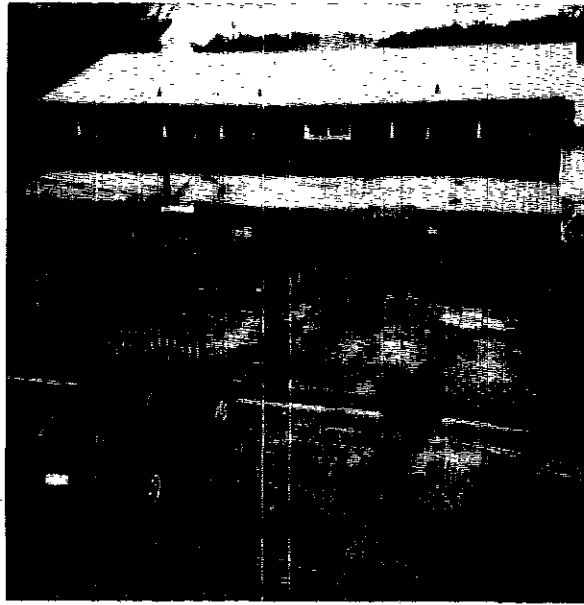


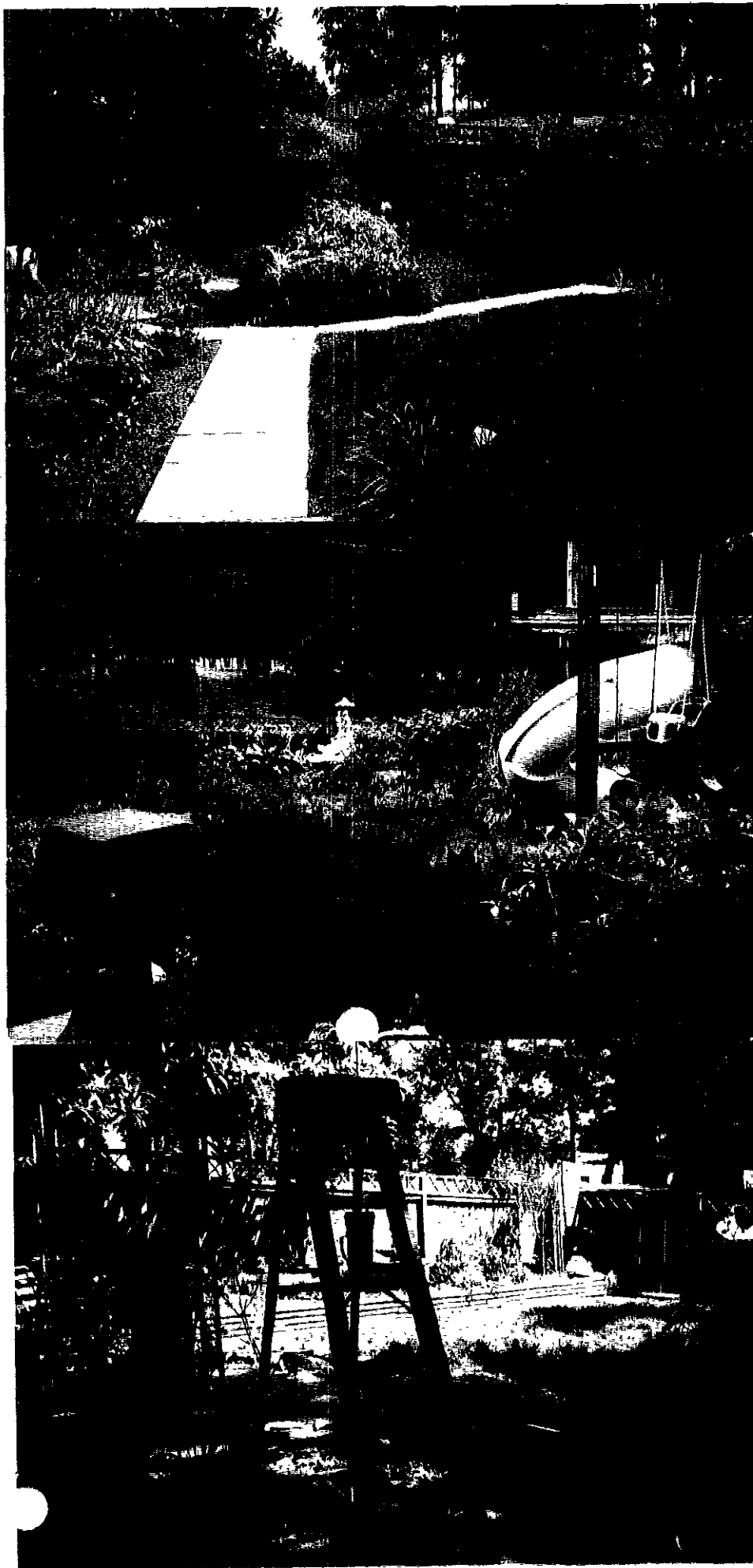
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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±		LOCATION FRANKLINTOWN	SHEET N.W. 1-E
DATE OF PHOTOGRAPHY JANUARY 1986			